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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



3 Pullman Terrace Ramsgate Road
Louth
LN11 0NH

Offers in the Region Of £180,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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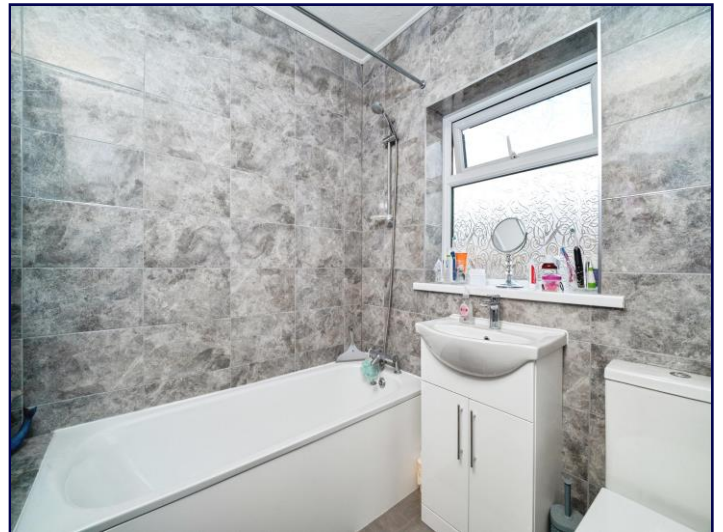
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Property Description

Crofts Estate Agents are delighted to offer to the market this well presented two bedroom mid-terrace property, ideally suited to first time buyers, couples, small families or investors alike. A particular highlight is the useful off-road parking to the rear, while the property also benefits from double glazing and central heating throughout. The accommodation briefly comprises entrance hall, comfortable lounge, spacious dining kitchen, first floor landing, two bedrooms and a family bathroom. Externally, the property enjoys low-maintenance gardens to both the front and rear, providing an easy-to-manage outdoor space. Offering well-proportioned accommodation, practical features and rear parking, this is a property that deserves an early viewing.

Entrance Hallway

Entry door to the side elevation elevation and double glazed window to the front. Door to the lounge.

Lounge

13' 11" x 14' 11" (4.25m x 4.55m)

A generously proportioned and welcoming reception room offering an excellent space for relaxing and entertaining. The room enjoys plenty of natural light from the front-facing uPVC double glazed

window and features a central fireplace with attractive wooden surround creating a focal point to the room. The staircase rises to the first floor, while there is ample space for a range of furniture. A glazed internal door provides access through to the entrance hall, completing this comfortable and versatile reception space. central heating radiator.

Kitchen/Diner

9' 11" x 14' 11" (3.03m x 4.55m)

A practical and well-proportioned kitchen-diner with light grey walls, matching light tiled flooring throughout, and a functional layout suited to family living. The kitchen area is fitted with a comprehensive range of wall and base units in a light marble-effect finish with wooden trim and worktops with inset sink with drainer. Wall-mounted Baxi boiler. Space for a freestanding cooker. Plumbing and space for a washing machine and tumble dryer. The adjoining dining space allows for space for a table and chairs. Two uPVC double glazed windows and an entry door to the rear elevation.

First Floor Landing

Neutrally decorated and providing access to the two bedrooms and the modern bathroom.

Bedroom One

10' 8" x 14' 11" (3.24m x 4.55m)

Two uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 0" x 7' 8" (3.05m x 2.34m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

Bathroom

6' 10" x 6' 7" (2.08m x 2m)

A fully tiled family bathroom featuring grey marble-effect wall tiles and practical modern fittings. The suite comprises a white panelled bath with mixer tap and shower over, a white vanity unit with cupboard storage beneath a wash-hand basin, and a close-coupled WC. A window with obscure patterned glass provides natural light and privacy, complemented by a wall-mounted mirror. Chrome fittings complete the room.

Outside

To the front, the property benefits from a gravelled garden area providing off-street parking, bounded by wooden fencing to one side and established hedging and planting to the other. The rear garden is fully enclosed by high wooden fencing and features a practical combination of paved and gravelled areas. A long driveway runs the length of the garden, offering additional parking and access. A timber garden shed provides useful storage, and there is space for outdoor seating.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice

on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

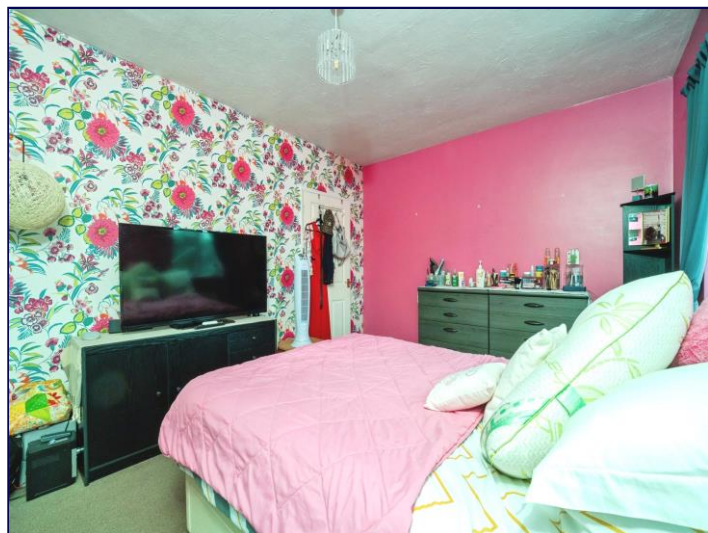
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

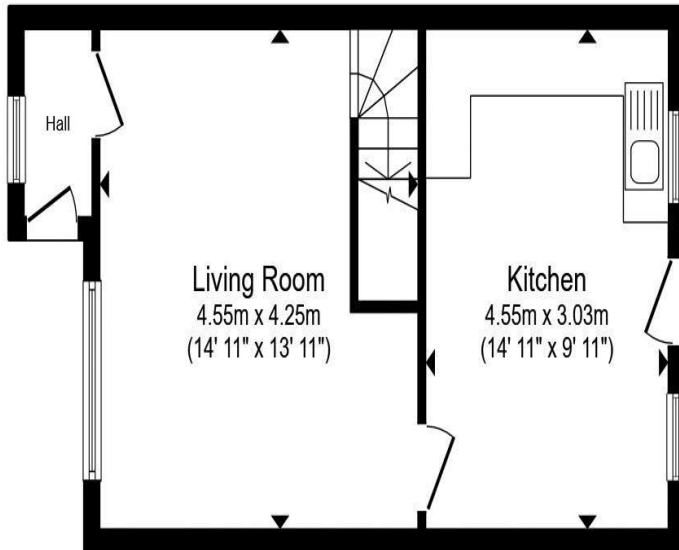




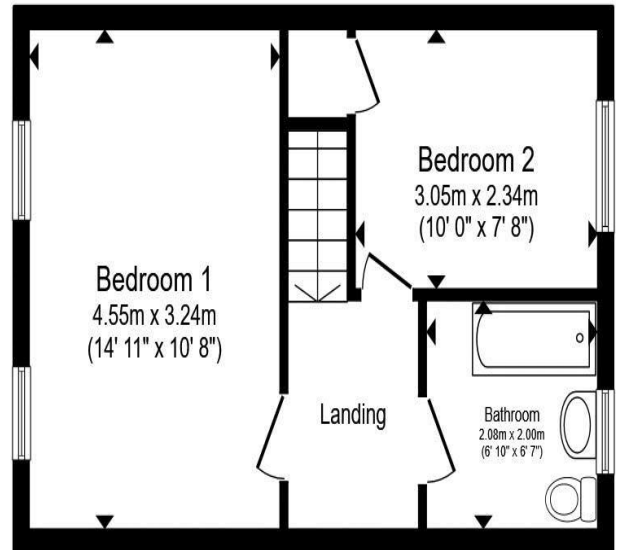
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 70.0 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

